

NOTE:

UTILITY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE INFORMATION AND/OR MARKINGS PROVIDED BY UTILITY COMPANIES IN RESPONSE TO DESIGNER'S DIG-TESS REQUEST ALONG WITH VISIBLE, ABOVE GROUND APPURTENANCES OBSERVED BY SURVEYOR AT THE TIME OF SURVEY. SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF SAID MARKINGS. INTERESTED PARTIES SHOULD CONTACT UTILITY COMPANIES TO CONFIRM LINE LOCATION PRIOR TO DESIGNING OR CONSTRUCTING IMPROVEMENTS ON THIS SITE.

BASIS OF BEARINGS: NORTH RIGHT-OF-WAY LINE OF WEST DEBBIE LANE AS SHOWN ON PLAT RECORDED IN CAB. A, SL. 5045, P.R.T.C.T. BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENTS.



Coombs Land Surveying, Inc.

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 24-0014

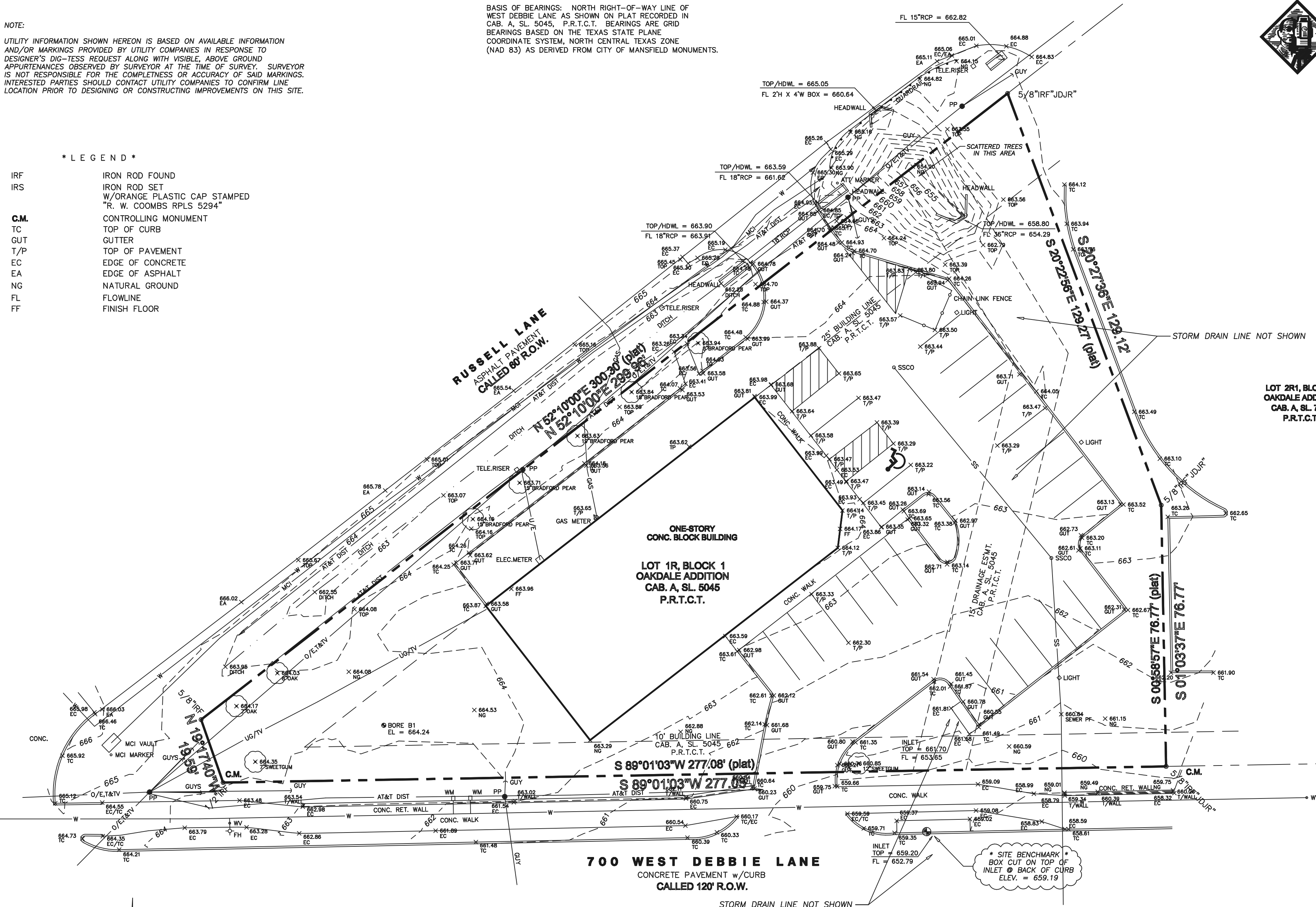
GF No. NONE

* NOTE * ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

* NOTE * NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0460 K, MAP EFFECTIVE SEPTEMBER 25, 2009

* LEGEND *

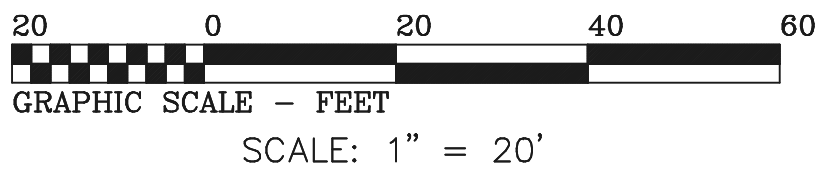
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- C.M. W/ORANGE PLASTIC CAP STAMPED "R. W. COOMBS RPLS 5294"
- TC CONTROLLING MONUMENT
- GUT TOP OF CURB
- T/P GUTTER
- EA TOP OF PAVEMENT
- EC EDGE OF CONCRETE
- NG EDGE OF ASPHALT
- FL NATURAL GROUND
- FF FLOWLINE
- FF FINISH FLOOR



LOT 2R1, BLOCK 1 OAKDALE ADDITION CAB. A, SL. 7344 P.R.T.C.T.



SURVEYED ON THE GROUND FEBRUARY 12, 2024
Ronald W. Coombs
RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294



Survey plat of
LOT 1R, BLOCK 3
OAKDALE ADDITION
an addition to the City of Mansfield,
Tarrant County, Texas
according to the Plat recorded in
Cabinet A, Slide 5045
Plat Records, Tarrant County, Texas.

* CITY BENCHMARK *
CITY OF MANSFIELD GPS MONUMENT No. BC6 BEING AN "X" CUT IN THE NORTH END OF A CONCRETE MEDIAN ISLAND AT THE INTERSECTION OF NORTH MAIN STREET (BUSINESS 287) AND F. M. HWY. 157, 3' EAST OF THE NORTH END OF A CONCRETE WALL JUST NORTHEAST OF NORTH STREET COURT.
ELEV. = 646.46

* SITE BENCHMARK *
BOX CUT ON TOP OF INLET @ BACK OF CURB
ELEV. = 659.19

SSMH
RIM = 658.21
FL = 647.46

658.21
SSMH-RIM